

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Margaretta Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,420,000

&

\$1,485,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2019

to

30/09/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Rayern Ct BENTLEIGH EAST 3165	\$1,450,000	08/11/2020
2	45 Mawby Rd BENTLEIGH EAST 3165	\$1,420,000	27/10/2020
3	11 Parkmore Rd BENTLEIGH EAST 3165	\$1,415,000	06/11/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/11/2020 09:06



**Property Type:** House

**Land Size:** 620 sqm approx

Agent Comments

Impeccable 4 bedroom 2 bathroom single level classic is a sea of greenery. Gorgeous with parquet floors, timber paneling & plantation shutters, this beautiful home enjoys superb formal & family zones (wood heater), granite kitchen (St George appliances) and a north facing covered deck, swim-spa & an amazing alfresco room in tropical gardens. Equipped with ducted heating, evap cooling, R/C air cond, video intercom, sprinklers, a water tank, a secure auto gate to a tandem carport & garage. Opposite Bentleigh Secondary College.

## Comparable Properties



**3 Rayern Ct BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 08/11/2020

**Property Type:** House



**45 Mawby Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 27/10/2020

**Property Type:** House



**11 Parkmore Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,415,000

**Method:** Sold Before Auction

**Date:** 06/11/2020

**Property Type:** House (Res)

**Land Size:** 672 sqm approx